

076.0

0011

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

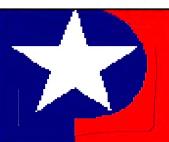
776,200 / 776,200

USE VALUE:

776,200 / 776,200

ASSESSED:

776,200 / 776,200


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
59		COLLEGE AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: YU CHIHYI &	
Owner 2: INOUE TAKAYO	
Owner 3:	

Street 1: 59 COLLEGE AVE
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER
Owner 1: PALEOLOGOS CONSTANTINE -
Owner 2: -
Street 1: 59 COLLEGE AVE
Twn/City: ARLINGTON
St/Prov: MA Cntry:
Postal: 02474

NARRATIVE DESCRIPTION	
This parcel contains 10,187 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1958, having primarily Clapboard Exterior and 1300 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10187		Sq. Ft.	Site		0	70.	0.71	12									507,927						507,900	

## IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct	
101		10187.000	268,300		507,900	776,200				
Total Card		0.234	268,300		507,900	776,200	Entered Lot Size			
Total Parcel		0.234	268,300		507,900	776,200	Total Land:			
Source: Market Adj Cost				Total Value per SQ unit /Card:	597.08	/Parcel: 597.0	Land Unit Type:			

## PREVIOUS ASSESSMENT

Parcel ID									
076.0-0011-0002.0									
Tax Yr									
2020									
Use									
101									
Cat									
FV									
Bldg Value									
268,400									
Yrd Items									
0									
Land Size									
10,187.									
Land Value									
507,900									
Total Value									
776,200									

## PRINT

## Date

Time

12/10/20

21:10:09

## LAST REV

## Date

Time

03/13/17

15:38:21

mmcmakin

6382

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION										TAX DISTRICT				PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes									
PALEOLOGOS CONS										729,000				No No N					
11626-39																			

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
9/12/2016	2159	Inter Fi	6,000	C					3/13/2017	SQ Returned	MM	Mary M					
7/14/2015	943	Re-Roof	8,980						9/29/2016	Measured	DGM	D Mann					
11/15/2012	1495	Siding	7,500	C					9/29/2016	Permit Visit	DGM	D Mann					
10/1/2012	1252	Manual	15,200	C					5/1/2013	Info Fm Prmt	EMK	Ellen K					
9/28/2012	1251	Re-Roof	15,200	C					4/18/2013	Info Fm Prmt	EMK	Ellen K					
									12/15/2008	Meas/Inspect	189	PATRIOT					
									10/26/2000	Hearing N/C	163	PATRIOT					
									11/20/1999	Inspected	264	PATRIOT					
									11/8/1999	Mailer Sent							

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 21 - Split Level				Full Bath: 1	Rating: Average																
Sty Ht: 1 - 1 Story				A Bath: 1	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Average																
Foundation: 1 - Concrete				A 3QBth:	Rating:																
Frame: 1 - Wood				1/2 Bath: 1	Rating:																
Prime Wall: 2 - Clapboard				A HBth:	Rating:																
Sec Wall:		%		OthrFix: 2	Rating: Average																
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>																	
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average																
Color: YELLOW				A Kits: 1	Rating:																
View / Desir:				Fppl: 2	Rating: Average																
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating:																
Grade: C - Average				<b>CONDOS INFORMATION</b>																	
Year Blt: 1958	Eff Yr Blt:			Location:																	
Alt LUC:		Alt %:		Total Units:																	
Jurisdct:		Fact:	.	Floor:																	
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>									
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:		No Unit	RMS	BRS	FL								
Prim Int Wall: 2 - Plaster				Functional:		%		Interior:		1	5	3									
Sec Int Wall:		%		Economic:		%		Additions:													
Partition: T - Typical				Special:		%		Kitchen:													
Prim Floors: 3 - Hardwood				Override:		%		Baths:													
Sec Floors: 4 - Carpet	50 %			Total:	18.6 %			Plumbing:													
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				Electric:													
Subfloor:				Basic \$ / SQ: 95.00				Heating:													
Bsmnt Gar: 2				Size Adj.: 1.35000002				General:													
Electric: 3 - Typical				Const Adj.: 0.99495000																	
Insulation: 2 - Typical				Adj \$ / SQ: 127.602																	
Int vs Ext: S				Other Features: 96000																	
Heat Fuel: 2 - Gas				Grade Factor: 1.00																	
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.00000000																	
# Heat Sys:				NBHD Mod:																	
% Heated: 100		% AC:		LUC Factor: 1.00																	
Solar HW: NO	Central Vac: NO			Adj Total: 329660																	
% Com Wall:	% Sprinkled:			Depreciation: 61317				Juris. Factor:		Before Depr:	127.60										
				Deprecated Total: 268343				Special Features: 0		Val/Su Net:	95.51										
								Final Total:	268300	Val/Su SzAd:	206.38										
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:									
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 076.0-0011-0002.0										<b>IMAGE</b>							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	<b>AssessPro Patriot Properties, Inc</b>			
More: N	Total Yard Items:	Total Special Features:										Total:									